



**Approved Minutes
Regular Meeting
Mecosta Township Planning Commission
February 1, 2022**

1. CALL TO ORDER: Meeting called to order at 6:03 P.M.
2. PLEDGE TO FLAG:
3. ROLL CALL: present: Howard Bowersox, Mark Kidd, Troy Beeney, Gary McCarthy, Mike Malcomson, Linda Bechaz, recording secretary. Absent: James Cain. Also, present Michele Graham Interim Zoning Administrator.
4. APPROVAL AGENDA: Mike Malcomson made a motion to approve the agenda with the addition of "spot zoning" under 7-2 Report from the Ordinance Amendment Committee, Mark Kidd seconded. 6 yeas 0 nays motion carried.
5. APPROVAL OF MINUTES
 1. Unapproved Minutes January 5, 2022. Mike Malcomson made a motion to approve, Mark Kidd seconded. 6 yeas 0 nays. Motion carried.
6. COMMENTS FROM THE PUBLIC AND COMMUNICATIONS CONCERNING MATTERS NOT ON THE AGENDA: None.
7. OLD BUSINESS
 1. Master Plan: Paperwork from the Master Plan community workshop dated May 5, 2009, has been recovered. Discussion on the spring community workshop. Will determine date at a later time.
 2. Report from the Ordinance Amendment Committee: Linda Bechaz presented Ordinance Issues list of suggestions of changes (see attached list).
 - Processing: Too many types of processing to be named in the ordinance.
 - Daycare: State of Michigan has many regulations. Troy Beeney discussed that it shouldn't be special use in larger properties. The township should not state the number of kids in daycare facilities, and it should only be a special use in smaller districts (smaller lot sizes). The board agreed to the following:
 - Daycare
 - Commercial district:
Page 2-21 Permitted uses, combine #12 and #13 add Daycare is a permitted use

page 2-24 takeout # 29

-All other Daycare districts no change.

Mike Malcomson left the meeting at 8:00 p.m.

-Camping – no change

-Tiny Houses – Will take to the community workshop for opinions.

-Highway Interchange – Remove campgrounds as a use.

-Spot Zoning – Master Plan “land abutting a boundary of zoning districts may be rezoned to be the same as the neighboring district”.

Mike Stegewans requested to have 9 or 10 acres changed to commercial on parcel # 54 09 027 005 000. This parcel is abutting a 400' wide commercial district on 8 Mile Rd. There was discussion on the rezoning and the possibility of doing a lot line adjustment with the parcel to the East that Mike owns with 2 others, instead of rezone. The potential buyer would use the land for a large propane tank & retail office. This is allowed in the Ag district. The planning commission stated that it would be much easier to do the lot line adjustment and not rezone due to time and cost. Mike was asked to bring a purchase agreement to our next meeting.

8. PUBLIC COMMENT: None

9. ADJOURNMENT: Mark Kidd made a motion to adjourn the meeting. Troy Beeney seconded. 5 yeas 0 nays motion carried. 8:20 P.M.